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WEST ROXBURY

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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with the assistance of:
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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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Boston Redevelopment Authority
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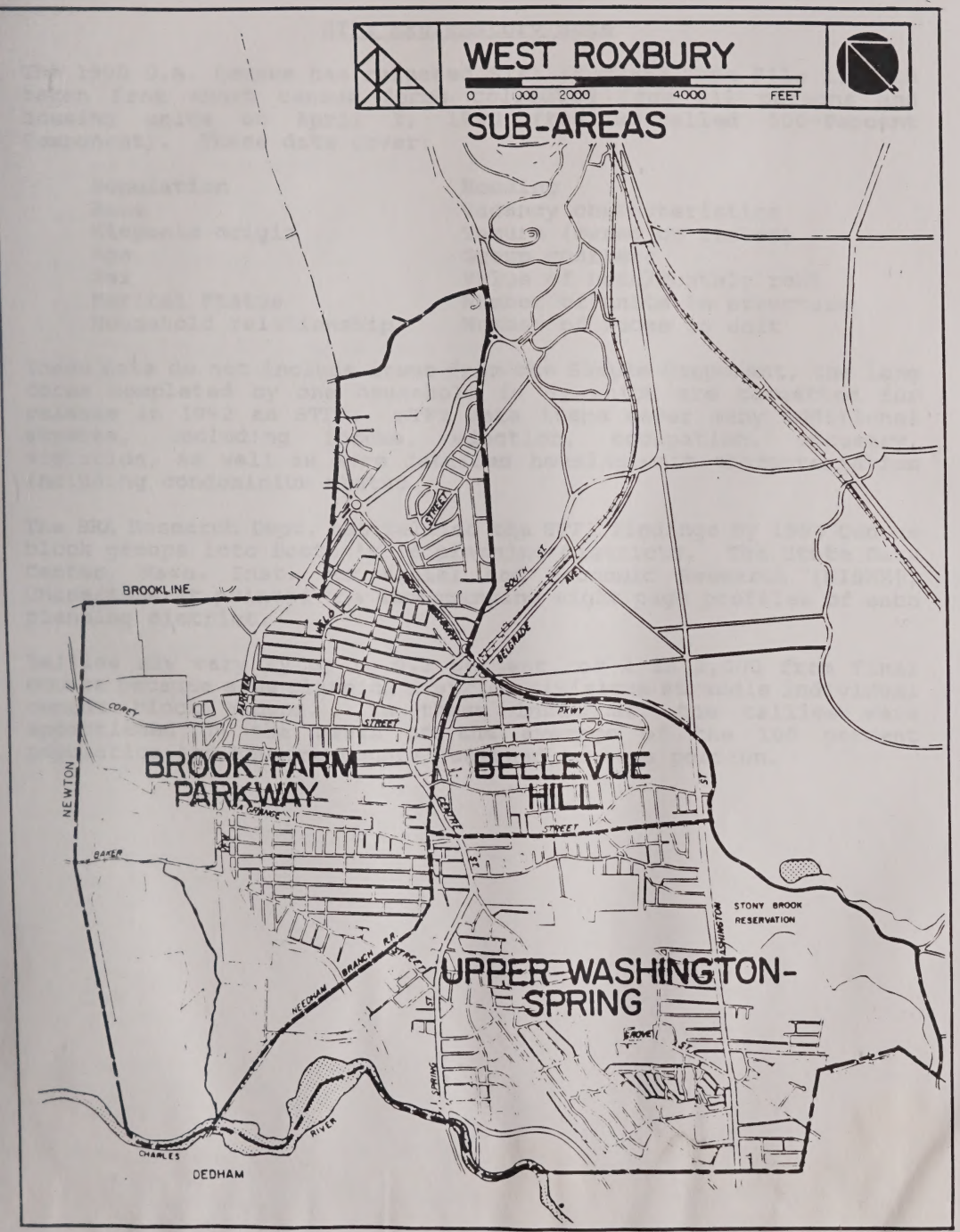
WEST ROXBURY
0 000 2000 4000 FEET
SUB-AREAS
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WEST ROXBURY
SUB-AREAS

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (15) WEST ROXBURY PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	29,706	Population Percent of City:	5.2
Total Land Area (in Sq. Mi.):	5.47	Land Area Percent of City:	11.1
Population Density (per SqMi):	5,431	Density Ratio to City Average	0.46

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(15) WEST ROXBURY	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	31,333	100.0%	29,706	100.0%	(1,627)	-5.2%	1.00
White1	30,641	97.8	28,431	95.7	(2,210)	-7.2	1.52
Black	187	0.6	482	1.6	295	157.8	0.06
Native Americans	14	0.0	26	0.1	12	85.7	0.27
Asian + Pac.Islndrs	288	0.9	567	1.9	279	96.9	0.36
Other Race	203	0.6	200	0.7	(3)	-1.5	0.11
Hispanic Origin	395	1.3	625	2.1	230	58.2	0.20
White	309	1.0	419	1.4	110	35.6	0.37
Black	2	0.0	10	0.0	8	400.0	0.02
All other	84	0.3	196	0.7	112	133.3	0.13
All Minorities	1,001	3.2	1,694	5.7	693	69.2	0.14
White, Non-Hisp.	30,332	96.8	28,012	94.3	(2,320)	-7.6	1.60
Black, Non-Hisp.	185	0.6	472	1.6	287	155.1	0.07

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(15) WEST ROXBURY	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	31,333	100.0%	29,706	100.0%	(1,627)	-5.2%	1.00
0- 4 years	1,319	4.2	1,685	5.7	366	27.7	0.89
5-14	3,118	10.0	2,369	8.0	(749)	-24.0	0.81
15-24	5,156	16.5	3,372	11.4	(1,784)	-34.6	0.56
25-34	4,790	15.3	5,938	20.0	1,148	24.0	0.87
35-44	2,658	8.5	4,149	14.0	1,491	56.1	1.03
45-54	3,320	10.6	2,663	9.0	(657)	-19.8	1.10
55-64	4,060	13.0	3,010	10.1	(1,050)	-25.9	1.43
65-74	3,922	12.5	3,169	10.7	(753)	-19.2	1.71
75-84	2,290	7.3	2,426	8.2	136	5.9	2.14
85 +	700	2.2	925	3.1	225	32.1	2.18

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(15) WEST ROXBURY

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	31,333	30,641	177	288	227	395
0- 4 years	1,319	1,259	7	24	29	37
5-17	4,447	4,321	37	45	44	73
18-64	18,655	18,205	113	198	139	261
65 +	6,912	6,856	20	21	15	24
1990, Total:	29,706	28,431	482	567	226	625
0- 4 years	1,685	1,552	55	54	24	60
5-17	3,035	2,850	75	66	44	108
18-64	18,466	17,608	292	419	147	407
65 +	6,520	6,421	60	28	11	50
Abs. Change,'90-'80:	(1,627)	(2,210)	305	279	(1)	230
0- 4 years	366	293	48	30	(5)	23
5-17	(1,412)	(1,471)	38	21	0	35
18-64	(189)	(597)	179	221	8	146
65 +	(392)	(435)	40	7	(4)	26
Pct. Change,'90-'80:	-5.2%	-7.2%	172.3%	96.9%	-0.4%	58.2%
0- 4 years	27.7	23.3	685.7	125.0	-17.2	62.2
5-17	-31.8	-34.0	102.7	46.7	0.0	47.9
18-64	-1.0	-3.3	158.4	111.6	5.8	55.9
65 +	-5.7	-6.3	200.0	33.3	-26.7	108.3

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

HOUSING UNITS by TENURE, 1980 and 1990

WEST ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	12,274	100.0%	12,950	100.0%	676	5.5%	1.00
Occupied total:	12,055	98.2	12,405	95.8	350	2.9	1.05
Owner occupied	7,367	60.0	7,652	59.1	285	3.9	2.10
Renter occupied	4,688	38.2	4,753	36.7	65	1.4	0.58
Vacant total:	219	1.8	545	4.2	326	148.9	0.47
For sale only	18	0.1	125	1.0	107	594.4	1.27
For rent	128	1.0	275	2.1	147	114.8	0.40
All other vacant DUs	73	0.6	145	1.1	72	98.6	0.39

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

WEST ROXBURY	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	12,055	100.0%	12,405	100.0%	350	2.9%	1.05
White1	11,818	98.0	11,964	96.4	146	1.2	1.46
Black	82	0.7	178	1.4	96	117.1	0.07
American Indian, Eskimo, or Aleut	4	0.0	10	0.1	6	150.0	0.29
Asian or Pacific Islander	90	0.7	180	1.5	90	100.0	0.36
Other race	61	0.5	73	0.6	12	19.7	0.15
Hispanic Origin	127	1.1	202	1.6	75	59.1	0.20
White, Hisp. origin	102	0.8	127	1.0	25	24.5	0.33
Black, Hisp. origin	1	0.0	4	0.0	3	300.0	0.02
All others, Hisp. origin	24	0.2	71	0.6	47	195.8	N/A
All minorities	339	2.8	568	4.6	229	67.6	0.14
White, Non-Hispanic	11,716	97.2	11,837	95.4	121	1.0	1.44
Black, Non-Hispanic	81	0.7	174	1.4	93	114.8	0.07

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
WEST ROXBURY	1980 Number	1990 Number	1990-1980 Change Number	Percent	1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	7,395	7,652	257	3.5%	4,660	4,753	93	2.0%
White1	7,263	7,493	230	3.2	4,555	4,471	(84)	-1.8
Black	16	27	11	68.8	66	151	85	128.8
American Indian, Eskimo, or Aleut	4	4	0	0.0	0	6	6	ERR
Asian or Pacific Islander	52	102	50	96.2	38	78	40	105.3
Other race	60	26	(34)	-56.7	1	47	46	4600.0
Hispanic Origin	64	90	26	40.6	63	112	49	77.8
White, Hisp. origin	53	66	13	24.5	49	61	12	24.5
Black, Hisp. origin	1	0	(1)	-100.0	0	4	4	ERR
All others, Hisp. origin	10	24	14	140.0	14	47	33	235.7
All minorities	185	225	40	21.6	154	343	189	122.7
White, Non-Hispanic	7,210	7,427	217	3.0	4,506	4,410	(96)	-2.1
Black, Non-Hispanic	15	27	12	80.0	66	147	81	122.7

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
WEST ROXBURY	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	12,405	7,652	4,753	100.0%	100.0%	100.0%	100.0%	61.7%	38.3
Age of Householder:									
15 to 24 years	355	53	302	2.9	0.7	6.4	100.0	14.9	85.1
25 to 34 years	2,470	994	1,476	19.9	13.0	31.1	100.0	40.2	59.8
35 to 44 years	2,246	1,477	769	18.1	19.3	16.2	100.0	65.8	34.2
45 to 54 years	1,470	1,129	341	11.9	14.8	7.2	100.0	76.8	23.2
55 to 64 years	1,719	1,333	386	13.9	17.4	8.1	100.0	77.5	22.5
65 to 74 years	2,058	1,462	596	16.6	19.1	12.5	100.0	71.0	29.0
75 years and over	2,087	1,204	883	16.8	15.7	18.6	100.0	57.7	42.3

Source: 1990 US Census STF1 Counts, Tables H12.

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

REPORT #91-13
Area Name: West Roxbury
State:MA

P1. Persons/Area/Density

Total Persons	29,706
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex (Universe: Persons)

	Number	PCT
Total	29,706	100.0%
Female	16,379	55.1%
Male	13,327	44.9%

P7. Race (Universe: Persons)

	Number	PCT
Total	29,706	100.0%
White	28,431	95.7%
Black	482	1.6%
American Indian, Eskimo, or Aleut	26	0.1%
American Indian	26	0.1%
Eskimo	0	0.0%
Aleut	0	0.0%
Asian or Pacific Isl.	567	1.9%
Asian	563	1.9%
Chinese	277	0.9%
Filipino	78	0.3%
Japanese	13	0.0%
Asian Indian	87	0.3%
Korean	56	0.2%
Vietnamese	22	0.0%
Cambodian	2	0.0%
Hmong	0	0.0%
Laotian	4	0.0%
Thai	2	0.0%
Other Asian	22	0.1%
Pacific Islander	4	0.0%
Polynesian	2	0.0%
Hawaiian	2	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	2	0.0%
Guamanian	2	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	200	0.7%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	29,706	100.0%	29,081	100.0%	625	100.0%
White	28,431	95.7%	28,012	96.3%	419	67.0%
Black	482	1.6%	472	1.6%	10	1.6%
American Indian, Eskimo or Aleut	26	0.1%	23	0.1%	3	0.5%
Asian or Pacific Islander	567	1.9%	564	1.9%	3	0.5%
Other Race	200	0.7%	10	0.0%	190	30.4%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	29,706	100.0%
Not of Hispanic Origin	29,081	97.9%
Hispanic Origin	625	2.1%
Mexican	60	0.2%
Puerto Rican	147	0.5%
Cuban	105	0.4%
Other Hispanic	313	1.1%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	607	100.0%
Persons in Institutions:	578	95.2%
Correctional Insts.	0	0.0%
Nursing Homes	578	95.2%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	29	4.8%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	0	0.0%
Other Non-Institutional Group Quarters	29	4.8%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	36.10	38.50	33.40
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	29,706	16,379	13,327
Under 1	325	158	167
1 - 2	762	380	382
3 - 4	598	298	300
5	268	134	134
6	279	139	140
7 to 9	770	372	398
10 - 11	454	236	218
12 - 13	389	195	194
14	209	91	118
15	230	102	128
16	211	121	90
17	225	108	117
18	259	123	136
19	286	152	134
20	305	137	168
21	329	170	159
22 - 24	1,527	810	717
25 - 29	3,065	1,612	1,453
30 - 34	2,873	1,471	1,402
35 - 39	2,324	1,156	1,168
40 - 44	1,826	983	842
45 - 49	1,370	718	652
50 - 54	1,293	710	583
55 - 59	1,344	752	592
60 - 61	673	375	298
62 - 64	994	585	408
65 - 69	1,696	993	703
70 - 74	1,473	897	576
75 - 79	1,430	953	477
80 - 84	996	713	283
85 & over	925	735	190

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

REPORT #91-14
Area Name: West Roxbury
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 29,706 All Females: 16,379 All Males: 13,327

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	28,431	15,716	482	242	26	13	567	296	200	112
Under 1	300	152	13	4	0	0	10	2	2	0
1 - 2	697	350	27	14	1	0	28	14	9	2
3 - 4	555	278	15	6	2	1	16	7	10	6
5	250	127	6	1	0	0	8	4	4	2
6	258	126	11	6	1	1	6	3	3	3
7 to 9	717	347	26	12	2	1	12	8	13	4
10 - 11	428	220	7	2	1	1	11	7	7	6
12 - 13	368	188	8	2	1	0	8	3	4	2
14	195	83	8	4	0	0	3	2	3	2
15	220	97	2	2	0	0	7	3	1	0
16	203	117	1	0	0	0	6	3	1	1
17	211	100	6	3	2	0	5	4	1	1
18	245	116	2	2	0	0	9	3	3	2
19	275	144	2	2	0	0	8	6	1	0
20	292	129	7	4	0	0	4	2	2	2
21	305	155	8	6	1	1	10	6	5	2
22 - 24	1,448	767	22	8	1	1	39	21	17	13
25 - 29	2,906	1,530	69	37	2	2	62	32	26	11
30 - 34	2,703	1,381	52	25	2	0	86	47	30	18
35 - 39	2,206	1,098	43	20	0	0	65	31	10	7
40 - 44	1,727	933	36	19	7	4	41	19	14	8
45 - 49	1,318	691	16	9	2	0	25	13	9	5
50 - 54	1,250	690	12	5	0	0	24	10	7	5
55 - 59	1,300	724	10	7	0	0	28	20	6	1
60 - 61	661	369	5	2	0	0	5	2	2	2
62 - 64	972	573	8	4	0	0	13	8	0	0
65 - 69	1,664	976	16	6	1	1	11	6	4	4
70 - 74	1,454	886	9	5	0	0	9	6	1	0
75 - 79	1,409	939	18	12	0	0	2	1	1	1
80 - 84	981	705	8	5	0	0	5	2	2	1
85 & over	913	725	9	8	0	0	1	1	2	1
Under 65										
0-4	1,552	780	55	24	3	1	54	23	21	8
5-17	2,850	1,405	75	32	7	3	66	37	37	21
5-11	1,653	820	50	21	4	3	37	22	27	15
12-14	563	271	16	6	1	0	11	5	7	4
15-17	634	314	9	5	2	0	18	10	3	2
18-64	17,608	9,300	292	150	15	8	419	220	132	76
18-44	12,107	6,253	241	123	13	8	324	167	108	63
45-64	5,501	3,047	51	27	2	0	95	53	24	13
Other Age Groups										
16+	24,443	13,748	359	189	18	9	458	243	144	85
18+	24,029	13,531	352	186	16	9	447	236	142	83
62+	7,393	4,804	68	40	1	1	41	24	10	7
65+	6,421	4,231	60	36	1	1	28	16	10	7

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	625	342
Under 1	9	2
1 - 2	29	17
3 - 4	22	15
5	17	7
6	11	8
7 to 9	23	11
10 - 11	23	15
12 - 13	12	5
14	7	5
15	4	0
16	5	3
17	6	6
18	7	4
19	6	2
20	11	4
21	11	6
22 - 24	43	23
25 - 29	71	34
30 - 34	82	46
35 - 39	43	25
40 - 44	39	23
45 - 49	33	19
50 - 54	22	13
55 - 59	27	11
60 - 61	5	5
62 - 64	7	5
65 - 69	21	14
70 - 74	8	2
75 - 79	5	4
80 - 84	8	3
85 & over	8	5
Under 65		
0-4	60	34
5-17	108	60
5-11	74	41
12-14	19	10
15-17	15	9
18-64	407	220
18-44	313	167
45-64	94	53
Other Age Groups		
16+	468	257
18+	457	248
62+	57	33
65+	50	28

Report #91-15
Area Name: West Roxbury
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	29,706
Persons in Households	29,099
Total Households	12,405
Persons Per Household	2.35
Persons In Families	22,883
Total Families	7,508
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	25,652	100.0%	14,376	100.0%	11,276	100.0%
Never Married	9,086	35.4%	4,863	33.8%	4,223	37.5%
Now Married, Except Separated	11,965	46.6%	5,994	41.7%	5,971	53.0%
Separated	320	1.2%	176	1.2%	144	1.3%
Widowed	3,010	11.7%	2,575	17.9%	435	3.9%
Divorced	1,271	5.0%	768	5.3%	503	4.5%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	29,706	100.0%
In Households	29,099	98.0%
In Family Households	23,132	77.9%
Householder	7,508	25.3%
Spouse	5,700	19.2%
Child	8,177	27.5%
Natural-Born/Adopted	8,100	27.3%
Step	77	0.3%
Grandchild	278	0.9%
Other Relatives	1,220	4.1%
Non-Relatives	249	0.8%
In NonFamily Households	5,967	20.1%
Householder Liv. Alone	4,032	13.6%
Householder Not Alone	865	2.9%
Non-Relatives	1,070	3.6%
In Group Quarters	607	2.0%
Institutionalized	578	1.9%
Others in Group Quarters	29	0.1%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	4,720	100.0%
In Households	4,720	100.0%
Householder or Spouse	7	0.1%
Own Child	4,423	93.7%
In Married Couple Family	3,861	81.8%
In Other Family	562	11.9%
Male Householder, No Wife Present	92	1.9%
Female Householder, No Husband Present	470	10.0%
Other Relatives	268	5.7%
Non-Relatives	22	0.5%
In Group Quarters	0	0.0%
Institutionalized	0	0.0%
Other persons in Group Quarters	0	0.0%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	6,520	100.0%
In Households	5,944	91.2%
In Family Households	3,901	59.8%
Householder	2,146	32.9%
Spouse	1,222	18.7%
Other Relative	506	7.8%
Non-Relative	27	0.4%
In NonFamily Households	2,044	31.3%
Male Householder	344	5.3%
Living Alone	329	5.0%
Not Living Alone	15	0.2%
Female Householder	1,656	25.4%
Living Alone	1,638	25.1%
Not Living Alone	18	0.3%
Non-Relatives	44	0.7%
In Group Quarters	576	8.8%
Institutionalized	565	8.7%
Others in Group Quarters	11	0.2%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	4,720*	4,720*	4,423	268	22	0	0	0
Under 3 years	1,087	1,087	1,004	77	6	0	0	0
3 to 4 years	598	598	558	37	3	0	0	0
5 years	268	268	254	14	0	0	0	0
6 to 11 years	1,503	1,503	1,419	78	6	0	0	0
12 to 13 years	389	389	369	18	2	0	0	0
14 years	209	209	197	12	0	0	0	0
15 to 17 years	666*	666*	622	32	5	0	0	0
% Under 3 years	23.0%	23.0%	22.7%	28.7%	27.3%	***.*%	***.*%	***.*%
% 3 and 4 years	12.7%	12.7%	12.6%	13.8%	13.6%	***.*%	***.*%	***.*%
% 5 years	5.7%	5.7%	5.7%	5.2%	0.0%	***.*%	***.*%	***.*%
% 6 to 11 years	31.8%	31.8%	32.1%	29.1%	27.3%	***.*%	***.*%	***.*%
% 12 to 13 years	8.2%	8.2%	8.3%	6.7%	9.1%	***.*%	***.*%	***.*%
% 14 years	4.4%	4.4%	4.5%	4.5%	0.0%	***.*%	***.*%	***.*%
% 15 to 17 years	14.1%*	14.1%*	14.1%	11.9%	22.7%	***.*%	***.*%	***.*%

*Includes 7 Householders and Spouses under 18 not shown separately.

Report #91-16
Area Name: West Roxbury
State:MA

Profile 4 - Household Charcteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16. Household Size and Type (Universe: Households)

	Households
1 Person	4,032
Male Householder	1,191
Female Householder	2,841
2 or More Persons	8,373
Family Households	7,508
Married Couple Family	5,700
With related children	2,134
No related children	3,566
Other Family	1,808
Male Householder,No Wife Pres.	427
With related children	76
No related children	351
Female Householder, No Husband present	1,381
With related children	387
No related children	994
Non-Family Households	865
Male Householder	403
Female Householder	462

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	2 or More Persons NonFamily
Households With:					
1 or more Persons 60 Years & over	5,462	44.0%	2,226	3,169	67
No Persons 60 Years and over	6,943	56.0%	1,806	4,339	798
1 or more Persons 65 Years & over	4,493	36.2%	1,967	2,478	48
No Persons 65 Years and over	7,912	63.8%	2,065	5,030	817

P27. Household Type and Household Size (Universe: Households)

	All Households Total	Pct	Cum.Pct	Family Total	Family Pct	NonFamily Total	NonFamily Pct
1 Person	4,032	32.5%	32.5%	N/A	N/A	4,032	82.3%
2 Persons	4,131	33.3%	65.8%	3,418	45.5%	713	14.6%
3 Persons	1,823	14.7%	80.5%	1,711	22.8%	112	2.3%
4 Persons	1,348	10.9%	91.4%	1,315	17.5%	33	0.7%
5 Persons	675	5.4%	96.8%	672	9.0%	3	0.1%
6 Persons	261	2.1%	98.9%	259	3.4%	2	0.0%
7 or more Persons	135	1.1%	100.0%	133	1.8%	2	0.0%
Total Households	12,405	100.0%	----	7,508	100.0%	4,897	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type (Universe:Households)

	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	7,508	100.0%	7,214	100.0%	110	100.0%	5	100.0%	125	100.0%	54	100.0%	140	100.0%
Married Couple Fam	5,700	75.9%	5,498	76.2%	66	60.0%	3	60.0%	101	80.8%	32	59.3%	94	67.1%
With Rela. Child	2,134	28.4%	2,019	28.0%	38	34.5%	3	60.0%	59	47.2%	15	27.8%	40	28.6%
No Related Child	3,566	47.5%	3,479	48.2%	28	25.5%	0	0.0%	42	33.6%	17	31.5%	54	38.6%
Other Family	1,808	24.1%	1,716	23.8%	44	40.0%	2	40.0%	24	19.2%	22	40.7%	46	32.9%
Male Householder														
No Wife present	427	5.7%	398	5.5%	14	12.7%	0	0.0%	11	8.8%	4	7.4%	8	5.7%
With Rela. Child	76	1.0%	63	0.9%	8	7.3%	0	0.0%	2	1.6%	3	5.6%	7	5.0%
No related Child	351	4.7%	335	4.6%	6	5.5%	0	0.0%	9	7.2%	1	1.9%	1	0.7%
Female Householder														
No Husb present	1,381	18.4%	1,318	18.3%	30	27.3%	2	40.0%	13	10.4%	18	33.3%	38	27.1%
With Rela. Child	387	5.2%	346	4.8%	23	20.9%	0	0.0%	4	3.2%	14	25.9%	27	19.3%
No Related Child	994	13.2%	972	13.5%	7	6.4%	2	40.0%	9	7.2%	4	7.4%	11	7.9%
NonFamily Households	4,897	100.0%	4,750	100.0%	68	100.0%	5	100.0%	55	100.0%	19	100.0%	62	100.0%
H.H. Living Alone	4,032	82.3%	3,931	82.8%	52	76.5%	5	100.0%	30	54.5%	14	73.7%	41	66.1%
H.H. Not Liv. Alone	865	17.7%	819	17.2%	16	23.5%	0	0.0%	25	45.5%	5	26.3%	21	33.9%

P18. Age of Household Members By Household Type (Universe: Households)

	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	7,508	100.0%	2,603	100.0%	4,905	100.0%
Married-Couple Family	5,700	75.9%	2,138	82.1%	3,562	72.6%
Other Family	1,808	24.1%	465	17.9%	1,343	27.4%
Male Householder, No Wife Present	427	5.7%	77	3.0%	350	7.1%
Female Householder, No Husband Present	1,381	18.4%	388	14.9%	993	20.2%
NonFamily Households	4,897	100.0%	5	100.0%	4,892	100.0%
Male Householder	1,594	32.6%	2	40.0%	1,592	32.5%
Female Householder	3,303	67.4%	3	60.0%	3,300	67.5%

P26. Household Type (Universe: Households)

All Households	12,405
Households with 1 or More Non-Relatives	1,074
Households with No Non-Relatives	11,331

Report #91-17
Area Name: West Roxbury
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	12,950
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	12,950

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	12,950	100.0%
Occupied	12,405	95.8%
Owner Occupied	7,652	59.1%
Renter Occupied	4,753	36.7%
Vacant	545	4.2%
For Rent	275	2.1%
For Sale Only	125	1.0%
Rented or Sold, Not Occupied	49	0.4%
For Seasonal, Recreational Or Occasional Use	16	0.1%
For Migrant Workers	0	0.0%
Other Vacant	80	0.6%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	71,127	5.49
Occupied	68,547	5.53
Owner Occupied	49,010	6.40
Renter Occupied	19,537	4.11
Vacant	2,580	4.73
For Rent	1,186	4.31
For Sale Only	661	5.29
Rented or Sold/Not Occupied	268	5.47
For Seasonal, Recreational Or Occasional Use	75	4.69
For Migrant Workers	0	***.**
Other Vacant	390	4.88

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
All Races	12,405	100.0%	7,652	100.0%	4,753	100.0%
White	11,964	96.4%	7,493	97.9%	4,471	94.1%
Black	178	1.4%	27	0.4%	151	3.2%
American Indian Eskimo or Aleut	10	0.1%	4	0.1%	6	0.1%
Asian or Pacific Islander	180	1.5%	102	1.3%	78	1.6%
Other Race	73	0.6%	26	0.3%	47	1.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin Occupied Units	Not of Hispanic Origin Occupied Pct	Hispanic Origin Occupied Units	Hispanic Origin Occupied Pct	Hispanic Origin Owner Occupied Units	Hispanic Origin Owner Occupied Pct	Hispanic Origin Renter Occupied Units	Hispanic Origin Renter Occupied Pct
All Races	12,203	100.0%	202	100.0%	90	100.0%	112	100.0%
White	11,837	97.0%	127	62.9%	66	73.3%	61	54.5%
Black	174	1.4%	4	2.0%	0	0.0%	4	3.6%
Amer.Indian/ Esk./Aleut	9	0.1%	1	0.5%	1	1.1%	0	0.0%
Asian/Pacific Islander	179	1.5%	1	0.5%	0	0.0%	1	0.9%
Other Race	4	0.0%	69	34.2%	23	25.6%	46	41.1%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%
15 to 24 Years	355	2.9%	53	0.7%	302	6.4%
25 to 34 Years	2,470	19.9%	994	13.0%	1,476	31.1%
35 to 44 Years	2,246	18.1%	1,477	19.3%	769	16.2%
45 to 54 Years	1,470	11.9%	1,129	14.8%	341	7.2%
55 to 64 Years	1,719	13.9%	1,333	17.4%	386	8.1%
65 to 74 Years	2,058	16.6%	1,462	19.1%	596	12.5%
75 Years & over	2,087	16.8%	1,204	15.7%	883	18.6%

Report #91-18
Area Name: West Roxbury
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%
1 Person	4,032	32.5%	1,876	24.5%	2,156	45.4%
2 Persons	4,131	33.3%	2,485	32.5%	1,646	34.6%
3 Persons	1,823	14.7%	1,296	16.9%	527	11.1%
4 Persons	1,348	10.9%	1,068	14.0%	280	5.9%
5 Persons	675	5.4%	574	7.5%	101	2.1%
6 Persons	261	2.1%	232	3.0%	29	0.6%
7 or more Persons	135	1.1%	121	1.6%	14	0.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	29,099	20,165	8,934
Persons per Unit	72.50	77.25	61.00
Percentage of Persons	100.0%	69.3%	30.7%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	9,336	75.3%	5,787	75.6%	3,549	74.7%
0.51 to 1.00	2,917	23.5%	1,811	23.7%	1,106	23.3%
1.01 to 1.50	112	0.9%	46	0.6%	66	1.4%
1.51 to 2.00	32	0.3%	6	0.1%	26	0.5%
2.01 or More	8	0.1%	2	0.0%	6	0.1%
Total	12,405	100.0%	7,652	100.0%	4,753	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	148	1.1%
2 Rooms	422	3.3%
3 Rooms	1,334	10.3%
4 Rooms	2,265	17.5%
5 Rooms	2,281	17.6%
6 Rooms	3,019	23.3%
7 Rooms	1,878	14.5%
8 Rooms	811	6.3%
9 or more Rooms	792	6.1%
Total	12,950	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	6	1.1%
Not Boarded-Up	539	98.9%
Vacant, Usual Home Elsewhere	29	5.3%
All Other Vacant	516	94.7%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	545	100.0%	275	100.0%	125	100.0%	145	100.0%
Less Than 2 Months	128	23.5%	76	27.6%	20	16.0%	32	22.1%
2 to 6 Months	242	44.4%	139	50.5%	48	38.4%	55	37.9%
6 or More Months	175	32.1%	60	21.8%	57	45.6%	58	40.0%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	4,702	100.0%	3,247	100.0%	1,455	100.0%
With Cash Rent	4,598	97.8%	3,188	98.2%	1,410	96.9%
Meals Included in Rent	15	0.3%	9	0.3%	6	0.4%
No Meals Included in Rent	4,583	97.5%	3,179	97.9%	1,404	96.5%
No Cash Rent	104	2.2%	59	1.8%	45	3.1%

Report #91-19
Area Name: West Roxbury
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	5,804	100.0%
Less than $15,000	10	0.2%
$ 15,000 to $ 19,999	15	0.3%
$ 20,000 to $ 24,999	2	0.0%
$ 25,000 to $ 29,999	6	0.1%
$ 30,000 to $ 34,999	6	0.1%
$ 35,000 to $ 39,999	3	0.1%
$ 40,000 to $ 44,999	6	0.1%
$ 45,000 to $ 49,999	6	0.1%
$ 50,000 to $ 59,999	8	0.1%
$ 60,000 to $ 74,999	36	0.6%
$ 75,000 to $ 99,999	165	2.8%
$100,000 to $124,999	288	5.0%
$125,000 to $149,999	648	11.2%
$150,000 to $174,999	1,495	25.8%
$175,000 to $199,999	1,473	25.4%
$200,000 to $249,999	1,115	19.2%
$250,000 to $299,999	347	6.0%
$300,000 to $399,999	153	2.6%
$400,000 to $499,999	16	0.3%
$500,000 or more	6	0.1%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	4,702	100.0%
With Cash rent	4,598	97.8%
Less than $100	39	0.8%
$ 100 to $ 149	210	4.5%
$ 150 to $ 199	150	3.2%
$ 200 to $ 249	126	2.7%
$ 250 to $ 299	83	1.8%
$ 300 to $ 349	127	2.7%
$ 350 to $ 399	237	5.0%
$ 400 to $ 449	654	13.9%
$ 450 to $ 499	277	5.9%
$ 500 to $ 549	318	6.8%
$ 550 to $ 599	236	5.0%
$ 600 to $ 649	311	6.6%
$ 650 to $ 699	331	7.0%
$ 700 to $ 749	397	8.4%
$ 750 to $ 999	895	19.0%
$1,000 or more	207	4.4%
No Cash Rent	104	2.2%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	5,804	$ 1,070,451,500	$ 184,433
White	5,701	$ 1,051,076,500	$ 184,367
Black	13	$ 2,785,000	$ 214,231
American Indian, Eskimo or Aleut	2	$ 350,000	$ 175,000
Asian or Pacific Islander	75	$ 13,797,500	$ 183,967
Other Race	13	$ 2,397,500	$ 184,423
Not of Hispanic Origin	5,741	$ 1,058,714,000	$ 184,413
Hispanic Origin	63	$ 11,700,000	$ 185,714

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$
Median Value	$
Upper Value Quartile	$

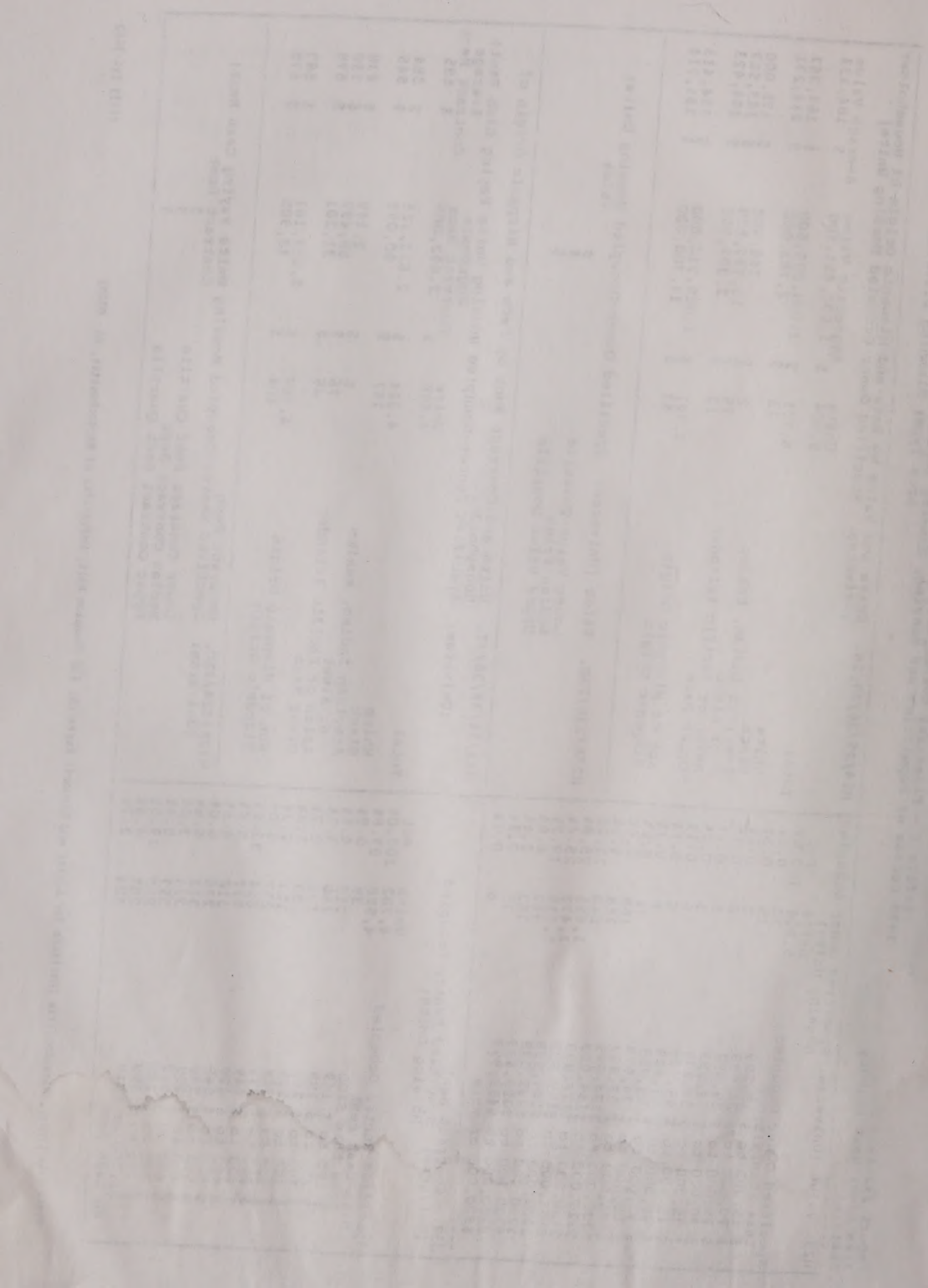
H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	4,598	$ 2,692,066	$ 585
White	4,324	$ 2,523,124	$ 584
Black	147	$ 80,093	$ 545
American Indian, Eskimo or Aleut	5	$ 2,149	$ 430
Asian or Pacific Islander	76	$ 55,499	$ 730
Other Race	46	$ 31,201	$ 678
Not of Hispanic Origin	4,489	$ 2,618,161	$ 583
Hispanic Origin	109	$ 73,905	$ 678

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$
Median Contract Rent	$
Upper Contract Rent Quartile	$

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460



Report #91-20
Area Name: West Roxbury
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	7,652	$ 1,395,813,010	$ 182,412
Single Unit	6,128	$ 1,128,438,000	$ 184,145
1, Detached	6,005	$ 1,105,461,500	$ 184,090
1, Attached	123	$ 22,976,500	$ 186,801
Multi Unit	1,388	$ 257,905,010	$ 185,811
2	756	$ 158,452,510	$ 209,593
3 or more	632	$ 99,452,500	$ 157,362
Mobile Home or Trailer	98	$ 3,007,500	$ 30,689
Other	38	$ 6,462,500	$ 170,066

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	67
Specified Vacant For Rent	270
All Other Vacants	209

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

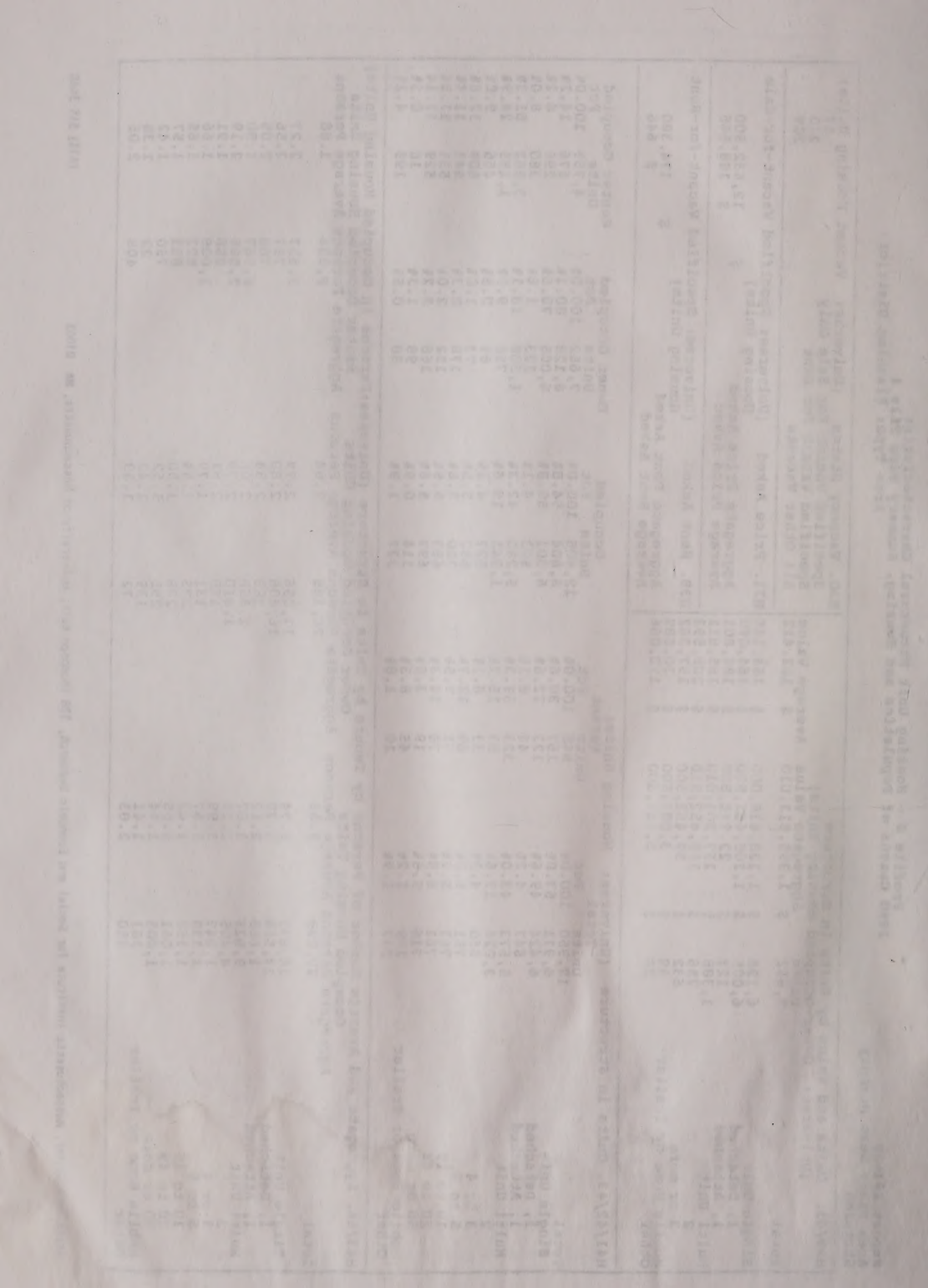
Aggregate Price Asked	$ 12,632,500
Average Price Asked	$ 188,545

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 174,380
Average Rent Asked	$ 646

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	12,950	100.0%	545	100.0%	12,405	100.0%	7,652	100.0%	4,753	100.0%
Single Unit	6,971	53.8%	167	30.6%	6,804	54.8%	6,128	80.1%	676	14.2%
1, Detached	6,424	49.6%	123	22.6%	6,301	50.8%	6,005	78.5%	296	6.2%
1, Attached	547	4.2%	44	8.1%	503	4.1%	123	1.6%	380	8.0%
Multi Unit	5,573	43.0%	323	59.3%	5,250	42.3%	1,388	18.1%	3,862	81.3%
2	2,024	15.6%	83	15.2%	1,941	15.6%	756	9.9%	1,185	24.9%
3 or 4	560	4.3%	33	6.1%	527	4.2%	61	0.8%	466	9.8%
5 to 9	751	5.8%	69	12.7%	682	5.5%	73	1.0%	609	12.8%
10 to 19	761	5.9%	41	7.5%	720	5.8%	178	2.3%	542	11.4%
20 to 49	761	5.9%	78	14.3%	683	5.5%	152	2.0%	531	11.2%
50 or more	716	5.5%	19	3.5%	697	5.6%	168	2.2%	529	11.1%
Mobile Home or Trailer	159	1.2%	45	8.3%	114	0.9%	98	1.3%	16	0.3%
Other	247	1.9%	10	1.8%	237	1.9%	38	0.5%	199	4.2%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	29,099	2.35	20,165	2.64	8,934	1.88
Single Unit	18,633	2.74	17,096	2.79	1,537	2.27
1, Detached	17,565	2.79	16,808	2.80	757	2.56
1, Attached	1,068	2.12	288	2.34	780	2.05
Multi Unit	9,825	1.87	2,858	2.06	6,967	1.80
2	4,405	2.27	1,810	2.39	2,595	2.19
3 or 4	1,047	1.99	159	2.61	888	1.91
5 to 9	1,139	1.67	131	1.79	1,008	1.66
10 to 19	1,168	1.62	275	1.54	893	1.65
20 to 49	1,061	1.55	228	1.50	833	1.57
50 or more	1,005	1.44	255	1.52	750	1.42
Mobile Home or Trailer	161	1.41	139	1.42	22	1.38
Other	480	2.03	72	1.89	408	2.05